

# **Attachment B**

**Zone Change No. 02-06**

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOMA LINDA FROM AGRICULTURAL (A-1) AND MULTI-FAMILY (R-3) TO PLANNED COMMUNITY (PC) FOR THAT AREA EXTENDING DIAGONALLY ON THE SOUTH SIDE OF BARTON AND NEWPORT ROADS, EAST OF THE SOUTHERN CALIFORNIA EDISON EASEMENT AND WEST OF BRYN MAWR AVENUE (ZONE CHANGE 02-06)

**Section 1. Adoption of Ordinance:** The City Council of the City of Loma Linda, California, does hereby ordain as follows:

**Section 2. Statement of Intent:** It is the purpose of the Ordinance to amend various zoning designations in this City and adopt a revised Zoning Map.

**Section 3. Amendment of Zoning Designation:** The zoning of the City of Loma Linda is hereby amended to change the following described property within the City of Loma Linda from Agricultural (A-1) and Multiple Family Residence (R-3) zoning to Planned Community (PC) zoning per Exhibit "A-1" and Exhibit "A-2" attached hereto and made a part hereof:

That property generally described as approximately 7.05 acres on the south side of Barton Road and Newport Road, east of the Southern California Easement and west of Bryn Mawr Avenue. The development shall include 50 single-family residential lots as described in Tentative Tract Map 16382.

**Section 4. Validity.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such holding or holdings shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof,

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irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

**Section 5. Posting.** Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the \_ day of \_\_\_\_\_ 2003, and was adopted on the \_\_\_\_\_ day of \_\_\_\_\_ 2003 by the following vote to wit:

Ayes:

Noes:

Abstain:

Absent:

\_\_\_\_\_  
Floyd Petersen, Mayor

Attest:

\_\_\_\_\_  
Pamela Byrnes-O'Camb, City Clerk

# **Exhibit A-1**

## **Zone Change Map**

Zone Change 2002-0006  
Proposed Planned Community (PC) Zone



Current Zoning

MultiFamily (R3)

Agricultural(A1)



ROAD

110  
30  
12

BARTON

28.12

613.75

150

EDISON R/W

110

660

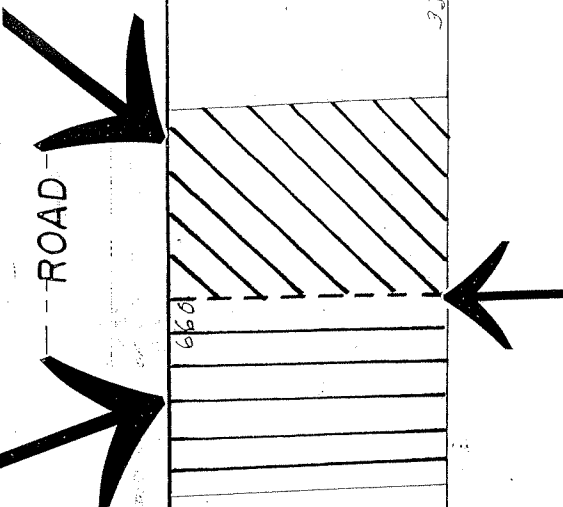
330

AVENUE

337.5

330

Subject Property



# **Exhibit A-2**

## **Planned Community Document**

Development Plan  
For:

# **The Orchard**

**(Tentative Tract Map 16382)**

By:  
**Enterak Land, LLC**  
**A Steven Walker Community**

**Project Description:**

The Orchard development is 50 single-family homes on a 7.056-acre site. The project is located in a Planned Community Zoning District and is considered a small lot subdivision. The private and gated community includes more than 32,000 square feet of open space. The lots range from 2,800 square feet to 5,965 square feet. The garages are alley loaded and pathways provide a pedestrian linkage between front porches.

The Orchard has been developed to be in compliance with the General Plan Land Use designation and was designed in accordance with the Municipal Code, Chapter 17.70 Planned Community District zone. The project is compatible with adjacent residential development. As well the density of 7-units to the acre is consistent with the General Plan Medium Density designation, which allows for 5-10 units to the acre.

**Project Location:**

The Orchard development is located at the Southeast intersection of Newport Road and Barton Road in the City of Loma Linda. The property shares its Southern border with an existing housing development. To the West is the postal distribution center and to the East is a postal annex.

**Project Goals:**

Steven Walker Communities' objective is to provide a community that promotes healthy living, a community design that promotes neighborhood interaction, pedestrian friendly, making an enjoyable place to live. This development plan will discuss the many quality features of the community, which will enhance the community, ensure that there is a desirable environment for the residents, and provide a development to compliment the City of Loma Linda.

The project is intended to help meet the housing demand in Loma Linda for the working professional and families. The target homeowners are the doctors, technicians, and busy professionals who work odd hours and want the features of a planned community without all of the maintenance associated with an older subdivision format. The development provides community facilities available and maintained by a Homeowners Association. The development includes over 32,000 square feet of common open space, paseos, and front porches. Garages are located in the rear of the homes promoting a lifestyle of neighbor interactivity.



## **Project Objectives:**

The City of Loma Linda policies for new residential development includes objectives that promote safe and quiet streets, parks located at the center of the neighborhood they serve, provide pathways for community connectivity, deemphasize the garages so they do not face the street, and cluster residential buildings around open spaces and recreational amenities in small lot subdivisions. The Orchard fulfills each of these objectives.

- **Quite Safe Streets.** The Orchard is a private vehicle gated community. Coupled with the mid-block lanes the vehicle speed is reduced and the street scene is more reminiscent of pre 1940 in its charm and appeal. The streets are private and maintained through the Homeowners Association.
- **Central Park.** In the center of the community is a 32,172 square foot open space. In addition to each residents private open space this area will be a place for the neighbors to gather and toss a ball with the kids, BBQ or swim in the proposed recreational amenity.
- **Pathways.** The primary open space is connected to the residents by three large paseos which provide for over ½ mile of walking trails.
- **Garages.** The houses in The Orchard are serviced by 2-car garages that are in the rear of the homes. This enhances the pedestrian concept and provides more architecturally friendly homes.
- **Open Space Orientation.** Over half of The Orchards homes are directly fronting onto the community open spaces. This feature will foster neighbor interaction.
- **Heritage of Site.** The Orchard will maintain ties to its past history as a citrus grove by retaining two rows of citrus trees at the front of the community.
- **Presentation.** The Orchard will not be a project that hides itself behind block walls. At the front of the project along Newport Road there will be a 6' grassed berm between the two rows of citrus trees. This will also allow the community to comply with the city requirements for sound mitigation.

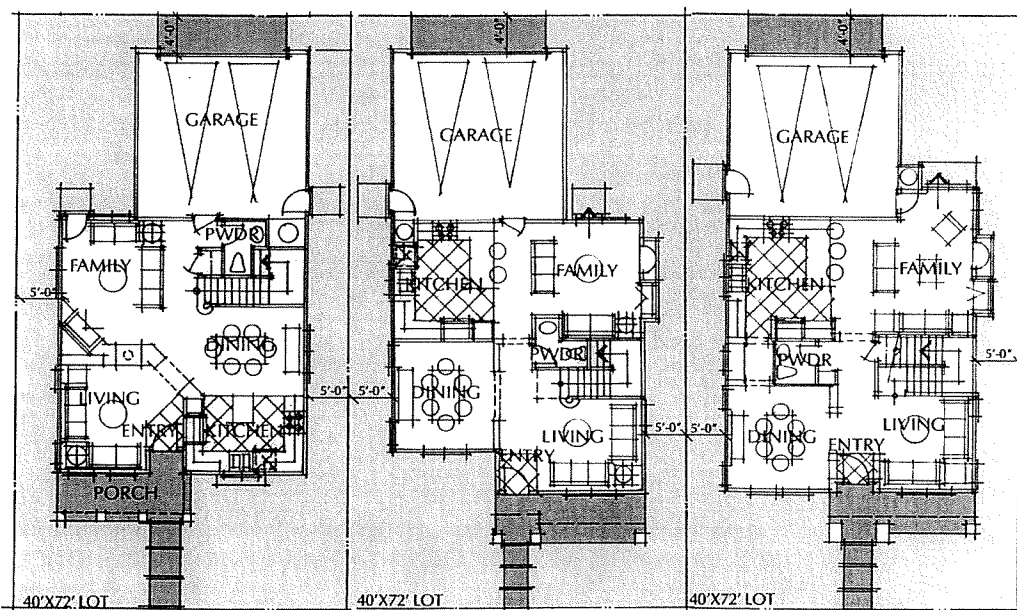
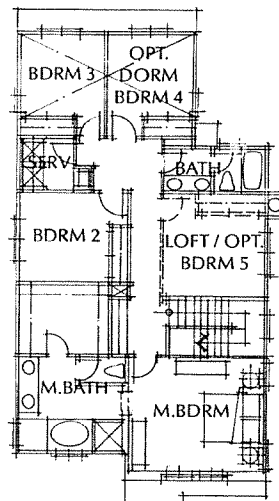
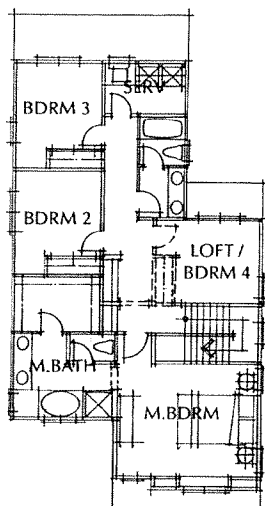
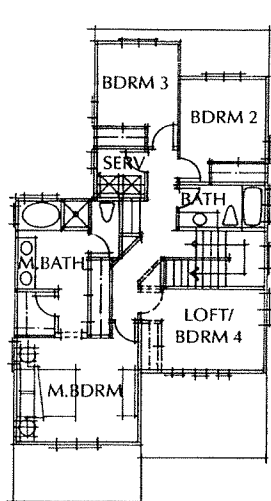
- Governance. The Orchard is a private community that will be maintained through a Homeowners Association (HOA). The HOA, as regulated by the California Department of Real Estate (DRE) is established to increase the quality of life through the enforcement of CC&R's. The DRE will approve the maintenance guidelines. The HOA will be responsible for the consistent maintenance of all project open space including the citrus trees, recreational area, streets, alleys, gates, fences, etc. In addition, minimum reserve amounts are established so that the HOA will always funds available to make any necessary repairs. The HOA will be responsible for landscaping maintenance will include but not be limited to the Newport frontage landscaping and citrus trees, all the common open space, any recreational facility and other planted areas.

#### **Development Standards:**

- Minimum lot size is 2,800 square feet; average lot size 3,475 square feet.
- Residences are to have a minimum of three bedrooms.
- Two car garages shall be provided for each residence.
- Multiple architectural styles shall be provided.
- Building height shall not exceed 35 feet.
- The lot coverage shall not exceed 60 percent of the gross lot area and the average lot coverage for the entire tract shall not exceed 55 percent of the gross lot areas.
- Side yard setbacks shall be a minimum of five (5) feet.
- Front and rear setbacks shall be varied to provide a varied and inviting street and alley scene. The front and rear setbacks shall be established through the final layout of the approved Precise Plan of Design.

#### **Exhibits:**

There are two exhibits included in the development plan that are to be used as a conceptual plan for development. These exhibits set a landscape perimeter as well as plotting of the homes and setbacks. A Precise Plan of Design will depict the detailed plans for development, which will be in substantial compliance with the conceptual plan. The architectural exhibit will establish the footprint, and setbacks of the minimum size lot. The design and floor plans will be approved through a future Precise Plan of Design.



PLAN 1  
1929 S.F.  
3 BDRM/ 2.5 BATH/ LOFT  
OPT. BDRM 4

PLAN 2  
2114 S.F.  
3 BDRM/ 2.5 BATH/ LOFT  
OPT. BDRM 4

PLAN 3  
2390 S.F.  
4 BDRM/ 2.5 BATH/ LOFT  
OPT. BDRM 5/ OPT. DORM BDRM



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CONCEPTUAL ELEVATIONS/ FLOOR PLANS



0 5 10 20

## LOMA LINDA SITE

LOMA LINDA, CALIFORNIA

STEVEN WALKER HOMES



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